

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Municipal Administration and Urban Development Department – Vanguru Gram Panchayat, Pedavegi Mandal, West Godavari District - Change of land use from Agricultural & No land use to Residential use in R.S.No. 63/1P, 64/P, 65/2P and 70/2P to an extent of Ac. 14.76 cents Gokinepalli village, Vanguru Panchayat, Pedavegi Mandal applied by Sri Shaik Muzafer Rehman and others- Draft variation – Confirmed – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No.165**

**Dated:22.08.2014.**

**Read the following:-**

1. From Director of Town & Country Planning, Hyderabad, Lr.Roc.No.7179/2013/R2, dated:17.07.2013.
2. Government Memo No.18043/H1/2013-1, MA&UD (H1) Department, Dated:23.09.2013.
3. From Director of Town and Country Planning, Hyderabad, Lr.Roc.No.7179/2013/R2, Dated:19.11.2013.
4. Government Memo No. 11411/I2/2012, MA&UD (I2) Department, dated:30.06.2012.
5. Government Memo No.18043/H1/2013-2, MA&UD (H1) Department, dated:21.12.2013.
6. From the Commissioner of Printing, Hyderabad, A.P. Extraordinary Gazette No.846, Part-I, dated:26.12.2013.
7. From Director of Town and Country Planning, Hyderabad, Lr.Roc.No.7179/2013/R2, dated:11.02.2014.

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**ORDER:**

The draft variation to the land envisaged in the General Town Planning Scheme for Eluru, issued in reference 5<sup>th</sup> read above, was published Andhra Pradesh Extraordinary Gazette No.846, Part-I, Dated:26.12.2013. The Director of Town & Country Planning, Hyderabad in the reference 3<sup>rd</sup> read above has informed that the applicant has paid an amount of Rs.1,20,000/- towards Development charges. Further in the reference 7<sup>th</sup> read above the Director of Town & Country Planning, Hyderabad has informed that the Panchayat Secretary, Vanguru Gram Panchayat, has published the draft variation notification in two daily news papers both in English and Telugu versions. Upon publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. D. SAMBASIVA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.  
The Panchayat Secretary,  
Vanguru, Pedavegi Mandal, Eluru West Godavari District.

Copy to:

The Individual through the Panchayat Secretary,  
Vanguru, Pedavegi Mandal, Eluru, West Godavari District.  
The Collector & District Magistrate, West Godavari District.  
SF/SC.

**// FORWARDED :: BY :: ORDER //**

**SECTION OFFICER  
(P.T.O.)**

### **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 846, Part-I, Dated: 26.12.2013 as required by clause (b) of the said section.

### **VARIATION**

The site in R.Sy.No.63/1P, 64/P, 65/2P and 70/2P to an extent of to an extent of Ac.14.76 cents of Gokhinepally Village, Vanguru Gram Panchayat, Pedavegi Mandal, Eluru Town the boundaries of which shown in the schedule hereunder and which is earmarked for Partly Agricultural Land use and Partly No land Use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312 MA., Dated: 25.07.1975 is now designated for Residential use by variation of change of land use as the proposed site is abutting existing 80'-0" wide road and Irrigation Authorities have issued NOC for the proposal, subject to construction of culvert as per the conditions laid down by Irrigation Department and also based on the Vanguru Panchayat Resolution No.06, Dated: 06.06.2013 and as marked "A,B,C,D" and "E to X" in the revised part proposed land use map G.T.P.38/2013/R available in the Municipal Office, Eluru Town, subject to the following conditions;

1. The applicant shall construct culvert as per the conditions laid down by Irrigation Department.
2. The applicant shall provide required buffer along the field channel passing along the Southern boundary of the site as per G.O.Ms.No.168 MA&UD Dated: 07.04.2012
3. The applicant shall obtain prior technical approval from the competent authority before commencement of developmental activity in the site under reference.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUDNARIES**

<b>Site – A marked as “A – D”</b>	<b>Site –B marked as “E – X”</b>
North: Existing Field channel	Partly Government poramboke land in R.S.No.12 and Partly agricultural lands in R.S.No.55
East: Private lands in R.S.No.70/2	Partly agricultural lands in R.S.No. 62, 64/P and part coconut Garden land in R.S.No.63/1P
South: Existing 80’-0” wide road towards Chinthalapudi to Eluru road.	Existing field channel
West: Existing field channel	Existing compound of Holy Family College.

**Dr. D. SAMBASIVA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**

